

STATE MS.-DE SOTO CO.  
FILED

FEB 5 12 44 PM '04 JCS

BK 464 PG 421  
W.E. DAVIS CH. CLK. JCS

CAROLYN D. TATE, DOROTHY H. TATE,	)	
VERNON F. TATE, DEE ROY TATE, BERTHA	)	
TATE, BERTHA TATE, CONSERVATOR FOR	)	
MARY TATE, OCTAVIA TATE, SHARON WARD,	)	
BEVERLY GRICE, DEBRA TATE, MAURICE T.	)	
THOMPSON, WANDA S. JONES, DEE TROY	)	
TATE, AND WALTER TATE	)	
GRANTOR(S)	)	
TO	)	WARRANTY
	)	DEED
CHATEAU POINTE DEVELOPMENT, LLC	)	
GRANTEE(S)	)	

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, CAROLYN D. TATE, DOROTHY H. TATE, VERNON F. TATE, DEEROY TATE, BERTHA TATE, BERTHA TATE, CONSERVATOR FOR MARY TATE, OCTAVIA TATE, SHARON WARD, BEVERLY GRICE, DEBRA TATE, MAURICE T. THOMPSON, WANDA S. JONES, DEE TROY TATE, AND WALTER TATE does hereby grant, bargain, sell, convey and warrant unto CHATEAU POINTE DEVELOPMENT, LLC, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Approximately 35 acres situated in the Southeast Quarter of Section 18, Township 2 South, Range 7 West, more particularly described in three tracts as follows, to-wit:

TRACT 1: 33 acres, being a strip of even width off of the North side of the following described 75 acre tract of land, to-wit; the West 90 acres of the Southeast Quarter of said Section, Township and Range, less and except a 15 acre strip of even width off of the west side of said Quarter Section, said 75 acre tract being bounded on the West by Robert Lauderdale's lands, on the East by Minnie Wooten's lands, and on the South by the Star Landing Public Road.

TRACT 2: One and one-half (1 ½) acres located in the Southwest corner of the afore described 75 acre tract of land, described as: Beginning on the North side of Star Landing road where said 75 acre tract joins the Robert Lauderdale lands, thence East a distance of 208.75 feet to a point; thence North a distance of 313.12 feet to a point; thence West a distance of 208.75 feet to Robert Lauderdale's east line; thence South along said Lauderdale's East line a distance of 313.12 feet to the Point of Beginning.

TRACT 3: A strip of land, being 16 feet in width, east and west, connecting said Tract 1 and said Tract 2, described as: Beginning at the Northwest corner of said Tract 2; thence North along the East

line of Robert Lauderdale's land to the Southwest corner of said Tract 1; thence East along the South line of said Tract 1 a distance of 16 feet to a point; thence South to the North line of said Tract 2; thence West along the North line of said Tract 2 a distance of 16 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land located in the Southeast Quarter of Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi.

The above Grantees hereby warrant that they are the sole remaining heirs at law of Albert Tate and Bertha Tate.

At the date of Albert Tate's death, the deceased had seven (7) known heirs at law, his wife, Bertha Tate, and six children, Howard Tate, Frank Tate, George Tate, Mary Tate, Walter Tate, and Bertha Tate. Bertha Tate, his wife, passed away on October 19, 1979. Frank Tate passed away on December 31, 1992. George Tate passed away on September 9, 2002. Howard Tate passed away on January 19, 2002.

By way of explanation, Albert Tate passed away on July 30, 1972, and his Last Will and Testament is probated in the Office of the Chancery Clerk of DeSoto County, Mississippi as Cause Number 03-10-1746.

By way of explanation, Bertha Tate passed away on October 19, 1979, and her Last Will and Testament is probated in the Office of the Chancery Clerk of DeSoto County, Mississippi as Cause Number 80-3-183.

At the date of Howard Tate's death, the deceased had four (4) known heirs at law, his two brothers, George Tate and Walter Tate, and his two sisters, Mary Tate and Bertha Tate. The decedent left no surviving spouse or children and his Last Will and Testament is probated in the Office of the Chancery Clerk of DeSoto County, Mississippi as Cause Number 03-10-1747.

At the date of Frank Tate's death, the deceased had six (6) known heirs at law, his spouse, Dorothy H. Tate, and five children, Maurice T. Thompson, Wanda S. Jones, Dee Troy Tate, Dee Roy Tate, and Vernon F. Tate and his Last Will and Testament is probated in the Office of the Chancery Clerk of DeSoto County, Mississippi as Cause Number 03-10-1745.

At the date of George Tate's death, the deceased had five (5) known heirs at law, his spouse Octavia Tate, and four children, Sharon Ward, Beverly Grice, Carolyn Tate A/K/A Calyron Tate, and Debra Tate and his Last Will and Testament is probated in the Register's Office of Shelby County, Tennessee as Docket Number C 0008867.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agrees that the taxes for the year 2004 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of deed.

WITNESS MY SIGNATURE this the 27th day of January, 2004.

Carolyn D. Tate  
CAROLYN D. TATE

Dorothy H. Tate  
DOROTHY H. TATE

Vernon F. Tate  
VERNON F. TATE

Dee Roy Tate  
DEE ROY TATE

Bertha Tate  
BERTHA TATE

Bertha Tate  
BERTHA TATE, CONSERVATOR FOR MARY  
TATE

Octavia Tate  
OCTAVIA TATE

Sharon Ward  
SHARON WARD

Beverly Grace  
BEVERLY GRACE

Debra Tate  
DEBRA TATE

Maurice T. Thompson  
MAURICE T. THOMPSON

Wanda S. Jones  
WANDA S. JONES

Dee Troy Tate  
DEE TROY TATE

Walter Tate  
WALTER TATE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of February, 2004, within my jurisdiction, the within named, CAROLYN D. TATE who acknowledged that she executed the above foregoing instrument.

Rachel P. Jones  
Notary Public

My Commission Expires:

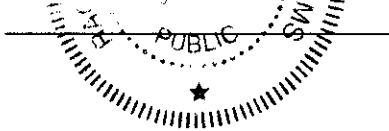


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of February, 2004, within my jurisdiction, the within named, DOROTHY H. TATE who acknowledged that she executed the above foregoing instrument.

Rachel P. Jones  
Notary Public

My Commission Expires:



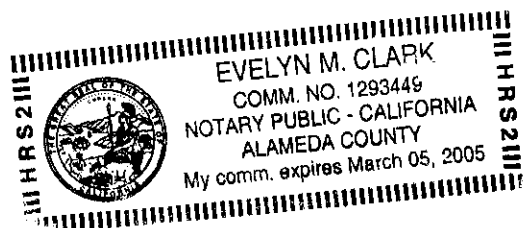
STATE OF California  
COUNTY OF Alameda

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 29 day of January, 2004, within my jurisdiction, the within named, VERNON F. TATE who acknowledged that he executed the above foregoing instrument.

Evelyn M. Clark  
Notary Public

My Commission Expires:

3-5-2005



STATE OF Virginia  
COUNTY OF Norfolk

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 28 day of January, 2004, within my jurisdiction, the within named, DEE ROY TATE who acknowledged that he executed the above foregoing instrument.

  
Notary Public

My Commission Expires:  
1-31-2005

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of February, 2004, within my jurisdiction, the within named, BERTHA TATE who acknowledged that she executed the above foregoing instrument.

  
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of February, 2004, within my jurisdiction, the within named, BERTHA TATE who acknowledged that she is CONSERVATOR FOR MARY TATE, and that in said representative capacity and pursuant to an Order Approving Sale of Real Estate dated November 18, 2003, in the Chancery Court of DeSoto County, Mississippi, Cause Number 99-3-422, she executed the above foregoing instrument after first having been duly authorized so to do.

  
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of February, 2004, within my jurisdiction, the within named, OCTAVIA TATE who acknowledged that she executed the above foregoing instrument.

  
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, SHARON WARD who acknowledged that she executed the above foregoing instrument.

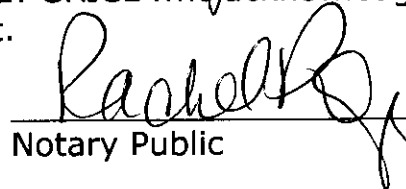
  
Notary Public

My Commission Expires:

0-14-07

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, BEVERLY GRICE who acknowledged that she executed the above foregoing instrument.


  
Notary Public

My Commission Expires:

0-14-07

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, DEBRA TATE who acknowledged that she executed the above foregoing instrument.

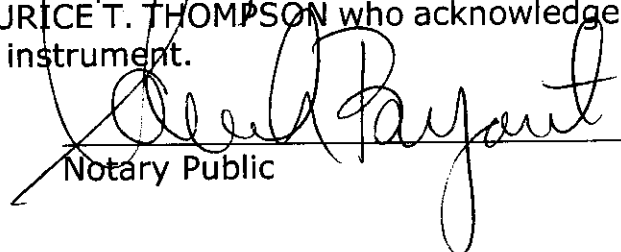
  
Notary Public

My Commission Expires:

0-14-07

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, MAURICE T. THOMPSON who acknowledged that he executed the above foregoing instrument.

  
Notary Public

My Commission Expires:

0-14-07

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, WANDA S. JONES who acknowledged that she executed the above foregoing instrument.

  
Notary Public

My Commission Expires:  
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

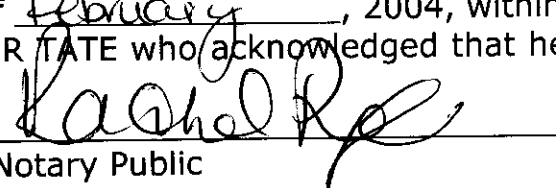
PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of February, 2004, within my jurisdiction, the within named, DEE TROY TATE who acknowledged that he executed the above foregoing instrument.

  
Notary Public

My Commission Expires:  
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 3<sup>rd</sup> day of February, 2004, within my jurisdiction, the within named, WALTER TATE who acknowledged that he executed the above foregoing instrument.

  
Notary Public

My Commission Expires:  
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GRANTOR'S ADDRESS:  
5730 Scottsdale  
Memphis, TN 38115

GRANTEE'S ADDRESS:  
7105 Swinnea Road  
Southaven, MS 38671

Work #: 901-292-8003  
Home #: 901-362-0128

Work #: 901-870-6849  
Home #: N/A

This Instrument Prepared By:  
Eric L. Sappenfield, PLLC  
6858 Swinnea Road, #5 Rutland Place  
Southaven, MS 38671  
662/349-3436